

Agenda

- Project Status
- Draft Vision and Goals
- Draft Physical Enhancement Concepts
 - Downtown
 - Bleachery
 - Temple Fields
 - Bain Parcel
 - Route 9 & East Main St. – Dutchess County
- Regulatory/Policy Recommendations

Introduction

What is a Local Waterfront Revitalization Strategy?

- LWRPs are water and land use plans completed in partnership with the NYS Department of State, Division of Coastal Resources
- 50% Grant Program – funds provided through Environmental Protection Fund
- Establish a Vision, Goals, and Recommendations to catalyze the redevelopment of the waterfront and downtown
- Plan includes a combination of physical enhancements and policy changes



Introduction

Why are we here?

- Village is seeking to complete a LWRP with help from Dutchess County
- Public input is crucial!

What will this plan accomplish?

- Vision, goals, and recommendations for the waterfront in the Village, especially concerning:
 - Housing
 - Economic Development
 - Recreation
 - Infrastructure



Key Questions

- What is happening in the waterfront, downtown, and along Route 9?
- What role should the each area play , and how should they look?
- How do you accomplish and sustain that vision?



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Components of the Plan



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Next Steps

- Bring input collected tonight back to committee
- Draft Revitalization Plan
- Public Information session on Draft Plan
- Final Plan & Public Hearing
- Adoption



Draft Vision and Goals



Draft Vision and Goals

- A Vision statement is a consensus-based idea that encapsulates the direction the community should move towards in the future
- Goals expand on the Vision and provide an organizational structure to the design concepts and recommendations
- The Vision and Goals were developed based on feedback from initial public workshop



Draft Vision

Wappingers Falls is seeking to preserve and strengthen its historic Village identity by building on the many qualities the community has to offer.

These include:

- close-knit neighborhoods and historic housing opportunities;
- a scenic waterfront featuring the Lake, the Creek, and associated recreation facilities and trails;
- and an intact, walkable, and historic downtown.

By bringing together these assets, the Village can continue to provide a high quality of life, further enhancing the community's reputation as a great place to live, work, and visit.

Draft Goals

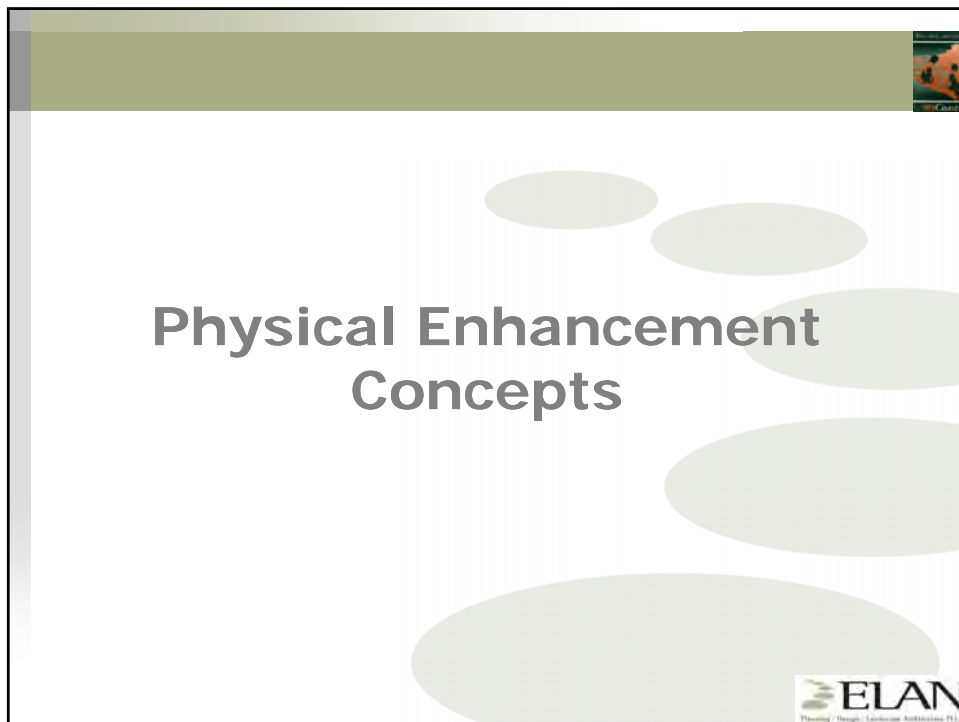
1. Leverage the assets of the historic downtown and Bleachery site to a contemporary marketplace.
2. Re-establish the waterfront as an amenity which can be enjoyed by both residents and visitors.
3. Promote mixed-use development patterns, pedestrian connections, and access management principles along the Route 9 corridor
4. Identify areas for residential redevelopment that are consistent with the fabric of the Village, with an emphasis on increasing market-rate home ownership and investment in the community.



Draft Goals (cont.)

5. Increase the tax base so that the Village may continue to provide the high level of services to its residents.
6. Enhance the pedestrian environment throughout the Village, by creating and maintaining safe, attractive infrastructure for walkers, cyclists, and drivers
7. Maintain and enhance a wide variety of recreation opportunities along the waterfront, including active and passive recreation facilities and connections to regional trail systems.
8. Encourage inter-municipal cooperation to address a wide variety of community services and planning issues throughout the Village and Town.



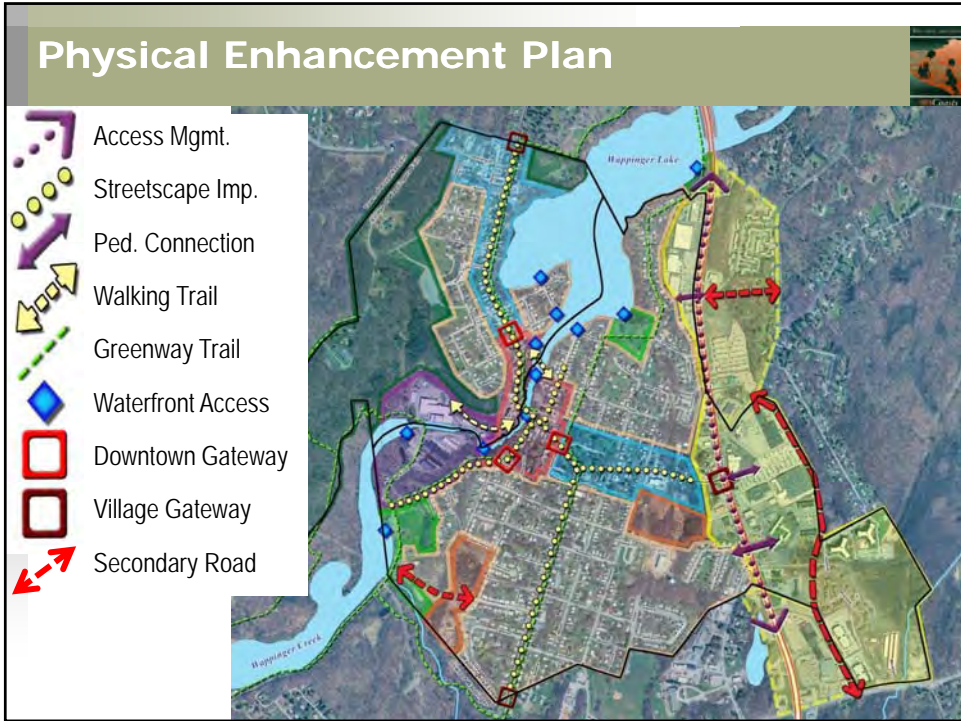


Physical Enhancements

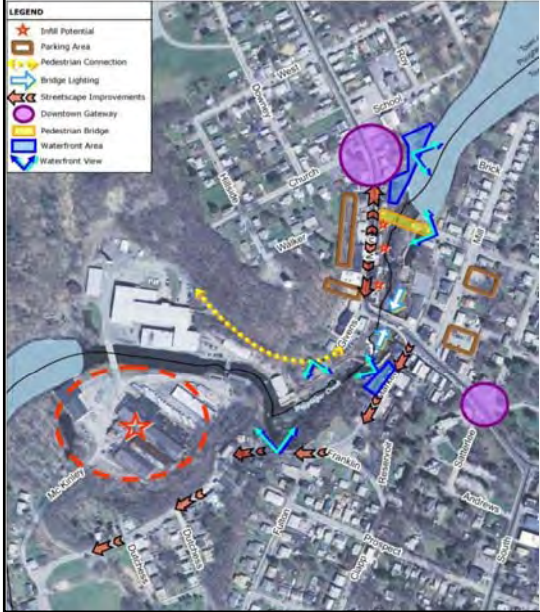
- Physical Enhancement Plan: Provides overview of all proposed improvements, including Village-wide projects such as streetscape improvements
- Concept Areas: focus in on specific project areas with a design concept
 - Downtown
 - Bleachery
 - Temple Fields
 - Bain Parcel
 - Route 9

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This slide features a title 'Physical Enhancements' in a bold, dark grey font, centered at the top. Below the title is a bulleted list of two main items. The first item is 'Physical Enhancement Plan: Provides overview of all proposed improvements, including Village-wide projects such as streetscape improvements'. The second item is 'Concept Areas: focus in on specific project areas with a design concept', which is followed by a sub-list of five areas: 'Downtown', 'Bleachery', 'Temple Fields', 'Bain Parcel', and 'Route 9'. The background is white with light grey horizontal oval shapes. At the top, there is a dark olive green horizontal bar. In the bottom right corner, the ELAN logo is displayed, consisting of the word 'ELAN' in a bold, sans-serif font, with the tagline 'Planning | Design | Landscape Architecture | P.L.L.C.' underneath it. A small, square inset image in the top right corner shows a colorful, abstract landscape.



Downtown Concept – Public Input



Issues/Ideas:

- Take advantage of the lake—views, recreation
- Pedestrian bridge
- Lighting under the bridge
- Worker's Walkway
- Streetscape improvements
- Increase Parking
- Business infill
- Traffic calming



Downtown Concept Design



- Streetscape Enhancements:**
- Pedestrian lighting
 - Bury utilities
 - Curb bump-out on West Main to slow traffic and create gateway

- Pedestrian connections:**
- Riverfront promenade behind Knights of Columbus
 - Pedestrian bridge connecting High St. to Franny Reese Park

- Off-Street Parking**
- Create 32 +/- parking area behind Knights of Columbus
 - One-way transportation connection between Main Street and High Street



Bleachery – Existing Conditions



Brownfields



Waterfront Redevelopment

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Bleachery Concept – Public Input




Issues/Ideas:

- Take advantage of proximity to MTA
- Mixed-use concepts: shops, food, housing
- Senior center location
- Centralized Village Offices
- Housing/Condos
- Artist studios—live/work

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Bleachery Concept Design



Recreation/Green Space

- Waterfront parks and overlook areas
- Passive recreation amenities for residents and employees: plazas, promenades, walkways

Mixed-Use Infill

- Multi-story development fits with industrial redevelopment aesthetic without impacting neighborhood
- Development areas located to take advantage of creek and avoid known contamination


Transportation Improvements

- Formalize road network - Maintain access for trucks
- Add pedestrian amenities throughout site
- Explore feasibility of upper-floor parking access from Market St.

Temple Field – Existing Conditions



Recreation Fields



Waterfront



Highway Dept.

Temple Fields Concept – Public Input

LEGEND

- Commercial Infill
- Waterfront Uses
- Improve Parking
- Active Recreation Improvement Area
- Streetscape Improvements

Issues/Ideas:

- Improve/retain soccer fields
- Add dog park & tennis court
- Improve/add parking, esp. on Dutchess
- Fix dock and fishing area
- Add kayak launch, potential crew/rowing facility
- Reuse structure for Restaurant/ Marina
- Add sidewalks on Market

Temple Fields Concept Design

Residential Infill:

- 5-10 units; Shared driveways maximize use of space

Transportation Improvements

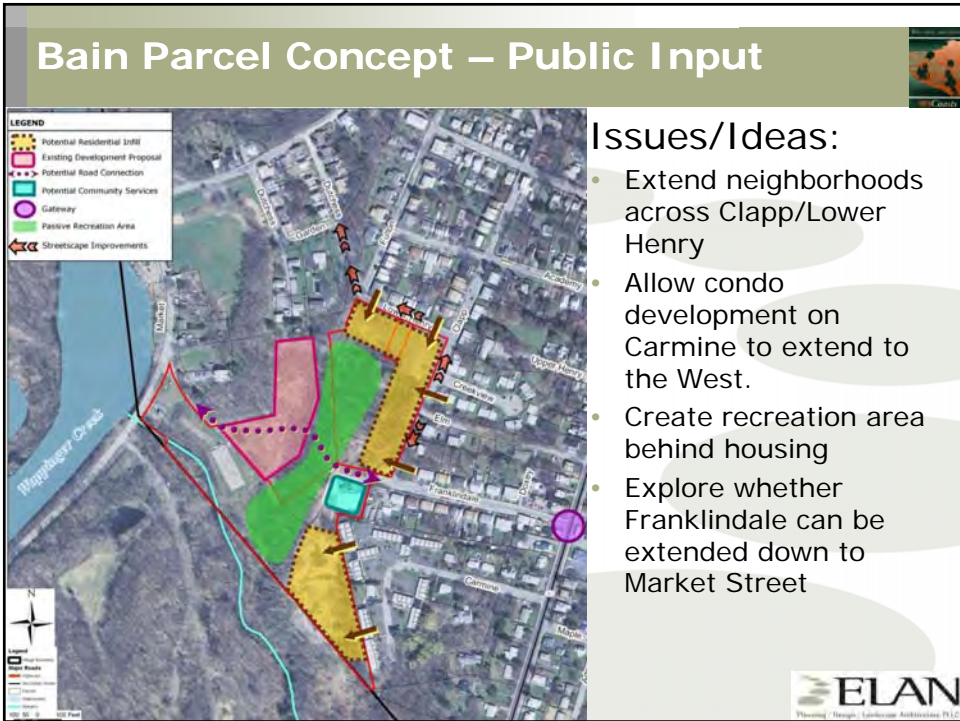
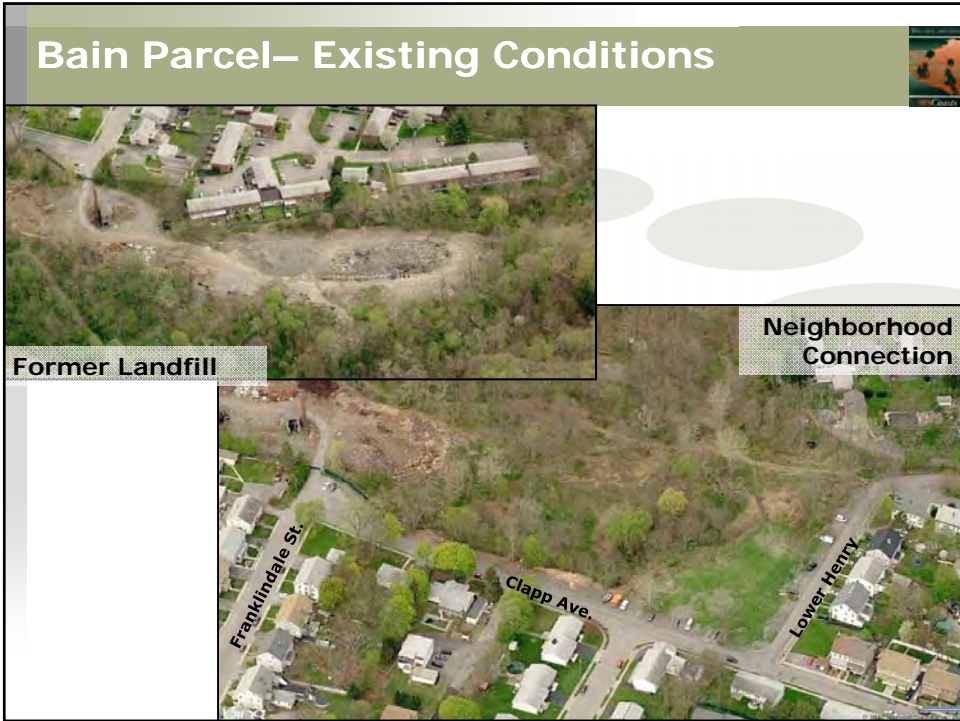
- Market & McKinley re-worked to a "T" intersection
- Pedestrian infrastructure added on Market St. along park

Park Improvements


- Formalize soccer field
- Relocate play structure
- Community gardens
- Connect to proposed 20-unit development on Franklindale

Waterfront Redevelopment

- Relocate highway garage
- Boat storage, parking, creekside plaza/deck, and pier.



Bain Parcel Concept Design



Residential Infill:

- Potential for up to 9 additional single-family homes
- Match style and scale of existing homes

Streetscape Improvements:

- Add curbs, sidewalks, and street trees to Clapp and Lower Henry
- Install curbs and sidewalk to prevent informal parking on the vacant lot

Community/Recreation Amenities

- Relocate transfer station and add new recreation amenities

Transportation Connection


- Explore feasibility of connecting both ends of Franklindale


Route 9 Corridor

Village of Wappingers Falls

Integrating the Route 9 Corridor with the Village Center

Study Area - - - -





Route 9 Secondary Street System

- **Issues**

- Traffic congestion
- Lack of access between businesses
- Poor pedestrian environment



- **Goals**

- Consolidate signals & driveways
- Make connections between businesses
- Encourage walkable, mixed-use development

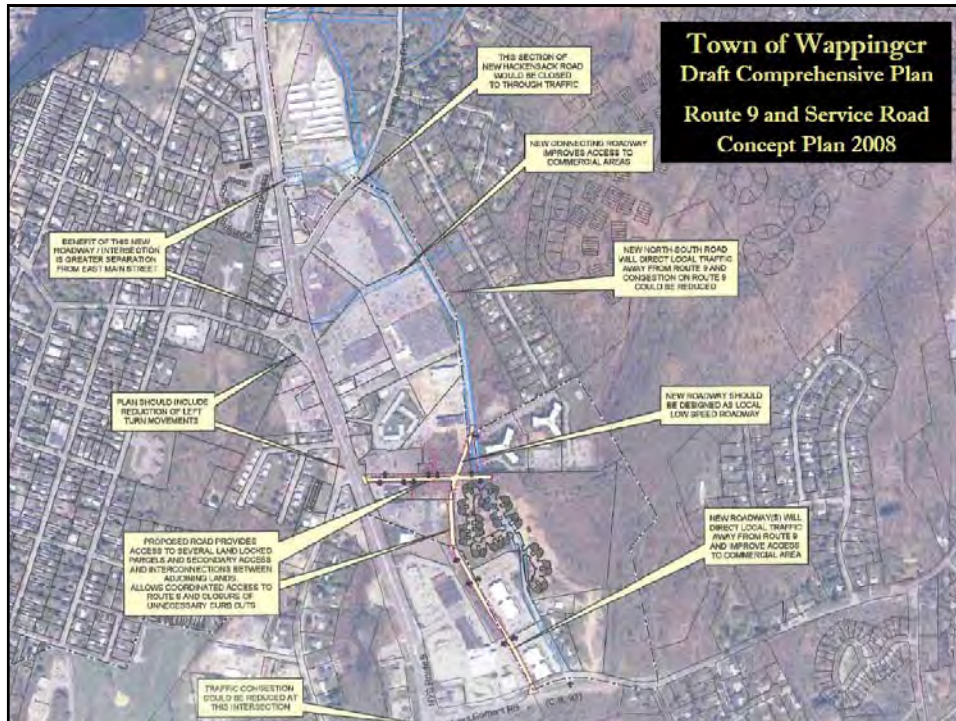


Route 9 Secondary Street System

- **Public Input**

- Utilities under Imperial Blvd
- Ownership of Imperial Blvd is unclear
- Business owners may not want to share parking lots; zoning changes would be needed
- Possible conflicts between businesses and new housing (noise, trucks, loading)
- Expensive; funding questions; developers to help fund it
- Need cooperation between the Town and Village (plus State DOT and County)





Route 9 Secondary Street System

- **Concept Design**
 - Slow speed, tree-lined secondary street system
 - Fewer conflict points on Route 9 (- 1 signal, - 4 left turn lanes, and - 10 driveways)
 - Connections between businesses
 - New commercial & residential opportunities
- **Next Steps**
 - Village and Town to adopt consistent plan
 - Pursue public & private implementation



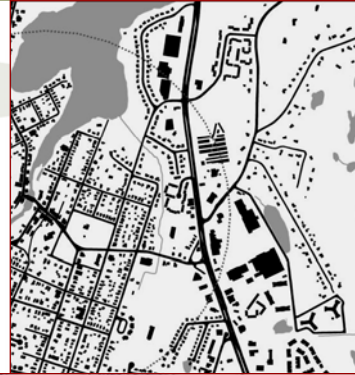
East Main Street Gateway

- **Issues**

- Disconnect between Route 9 and historic Village Center

- **Goals**

- Create entrance to Village Center from Route 9



East Main Street Gateway

- **Public Input**

- Move Dairy Queen to a different location
- Arch
- Signs/banners—bright, distinctive, historical elements
- Street trees; Tree-lined median
- Trolley from east of Route 9 into Village Center
- Provide on-street parking on one side of East Main Street to create 'Village-like' feel, slow traffic, and allow businesses to expand



East Main Street Gateway

- Existing Conditions



East Main Street Gateway

- Concept Design

- Pedestrian/street improvements
- Bridge sign/logo
- Draw people to Village Center

- Next Steps

- Discuss with DOT
- Funding options



Village Center Gateway

- **Issues**

- Unclear how to get to business center of Village
- Wide intersection; some high speeds



- **Goals**

- Provide visual gateway to Village Center
- Improve pedestrian safety
- Provide opportunity for new residential & commercial uses



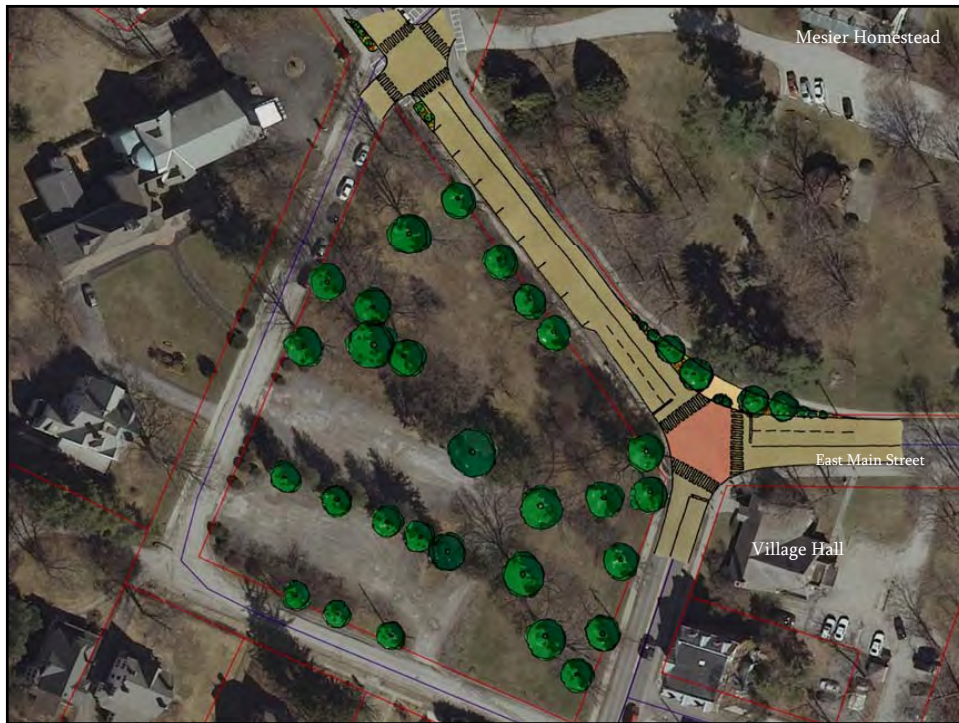
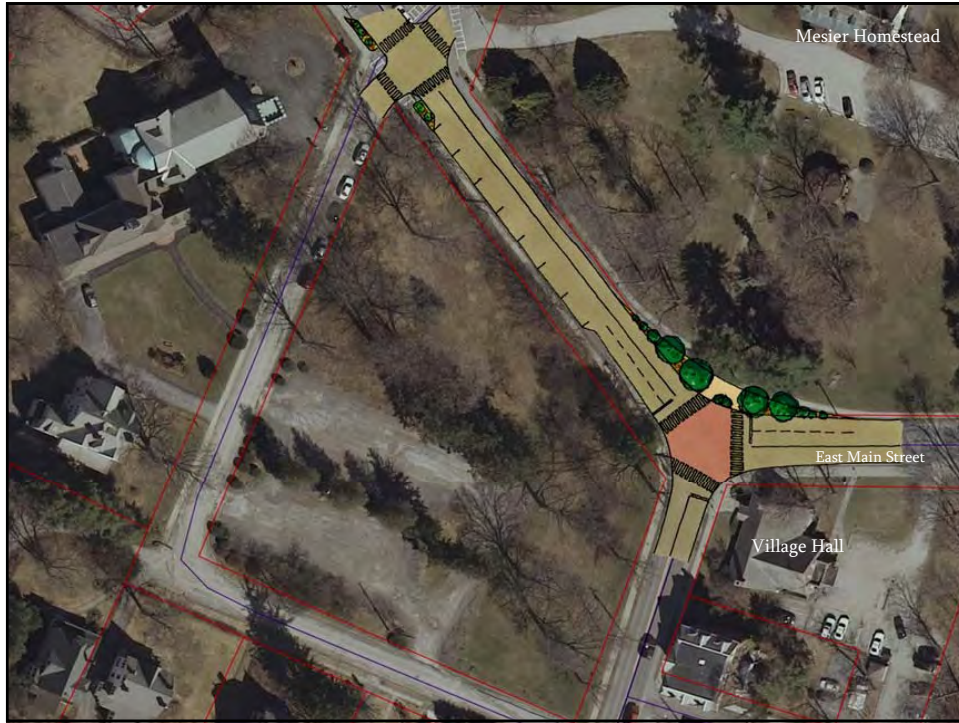
Village Center Gateway

- **Public Input**

- Decorative paving
- Consider 3-way stop at intersection
- Roundabout to discourage trucks
- Village could assume ownership of South Ave/Route 9D and restrict trucks
- Speeding on South Avenue
- Need crosswalks on South Avenue



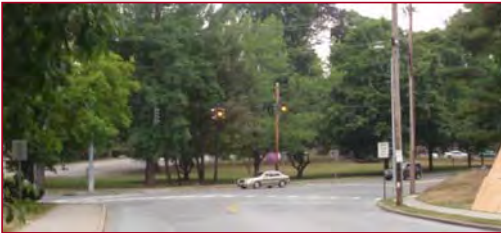






Village Center Gateway

- **Concept Design**
 - Gateway to Village Center
 - Strengthens business district & activates park area
 - Connects business district to Mesier Park
 - Economic benefits to Village & church
- **Next Steps**
 - Meeting with church
 - Feasibility analysis





Regulatory/Policy Recommendations

- To fully achieve the Vision and Goals, the Village should take certain actions which may be only indirectly related to a physical “project”
 - “Regulatory” recommendations involve adopting or changing land use or other local laws
 - “Policy” recommendations involve the way the Village carries out actions and/or interacts with other agencies

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Regulatory/Policy Recommendations

A. Conduct an update of the Village's Zoning Ordinance.

- Existing zoning regulations will not support many of projects recommended in this plan.
- Conduct an in-depth "diagnostic" of the zoning ordinance, to determine the scope of the changes needed
- Two options: traditional zoning tools vs. new and innovative ordinance



Regulatory/Policy Recommendations

B. Aggressively market the Village to the targeted retail, housing, and business types

- Marketing campaign with logo, tagline, signature brochure
- Interactive list and/or map of vacant/ underutilized parcels

C. NYS Main Street Grant to redevelop the downtown area, esp. West Main Street

- Façade Improvements – matching grants for business owners
- Streetscape Improvements



Regulatory/Policy Recommendations

- D. Pursue a Brownfield Opportunity Area Nomination Study
 - Determine viable uses for brownfield areas
 - Find the potential limitations of contamination on end uses
- E. Work to maintain a clean, well-maintained downtown
- F. Continue to pursue water quality improvement and lake dredging activities
- G. Work with the Wappingers Falls Civic Association to maintain landscape plantings throughout the downtown.